

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 20 TO LEASE NO. GS-03P-LVA01993
ADDRESS OF PREMISES One Skyline Tower 5107 Leesburg Pike Falls Church, Virginia 22041	PDN Number: N/A

THIS AMENDMENT is made and entered into between

US Bank National Association, (as successor in interest to LaSalle Bank National Association), as Trustee, in trust for the registered holders of Banc of America Merrill Lynch Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-1

whose address is:

**c/o CW Capital Asset Management LLC
7501 Wisconsin Avenue, Suite 500 W
Bethesda, Maryland 20814-6519**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to exercise a five (5) year firm term renewal option in accordance with the renewal option terms established in Amendment No. 13 to the Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 1, 2019, as follows:

In accordance with Lease Amendment No. 13, Paragraph E and letter issued September 25, 2018, the Government hereby exercises the five year firm term renewal for the following terms and at the following rentals:

- A. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: (b) (6)
 Name: MARY KNOBLOCH
 Title: S.V.P.
 Entity Name: CW CAPITAL ASSET MANAGEMENT
 Date: 9-18-19

Signature: (b) (6)
 Name: Rebekah R. Cowles
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: September 23, 2019

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)
 Name: Ariel Levin
 Title: Associate
 Date: 9-18-19

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2009 through September 30, 2024, subject to termination and renewal rights as may be hereinafter set forth."

- B. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$9,271,358.25, comprised of (b) (4) annually for shell rent and (b) (4) annually for operating rent, in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: U.S. Bank National Association, 7501 Wisconsin Avenue, Suite 500 W, Bethesda, MD 20814-6519."

- C. Paragraph 6.K. of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"6.K. The operating cost base is (b) (4) effective October 1, 2019. The new operating cost base year shall be 2019. (b) (4) to the operating rent shall be due by the Government on October 1, 2019. Beginning in 2020, the operating costs shall be adjusted in accordance with the terms of SFO Paragraphs 3.6 and 3.7."

- D. The new real estate tax base year shall be established as 2020 (tax bills covering the period of January 1, 2020 through December 31, 2020). The next real estate tax adjustment shall be due in 2021.

INITIALS:

mk
LESSOR

&

prc
GOVT